

KLAMATH COUNTY TITLE COMPANY

07-20-94P03:23 RC

Vol m94 Page 22257

K-46809

STATUTORY WARRANTY DEED  
(Individual or Corporation)

DEBRA G. LOHMAN

conveys and warrants to NINA JO VANDERSYS

the following described real property in the County of KLAMATH and State of Oregon, Grantor, Grantee,

All that portion of Lot 2, Block 35, Hot Springs Addition to the City of Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, and more particularly described as follows:  
Beginning at a point in the Southwesterly line of Pacific Terrace at the most Northerly corner of said Lot 2; thence Southwesterly along the Northwesterly line of said Lot 2, 100 feet; thence Southeasterly parallel with Pacific Terrace, 38 feet; thence Southwesterly parallel with the Northwesterly line of said Lot 2, 50 feet to the Southwesterly line of said Lot 2; thence Southeasterly along the Southwesterly line of said Lot 2, 12 feet to the Southerly corner of said Lot 2; thence Northeasterly along the Southeasterly line of said Lot 2, 150 feet to the Southwesterly line of Pacific Terrace, thence Northwesterly 50 feet to the point of beginning.

This property is free of liens and encumbrances, EXCEPT:  
RESERVATION AND RESTRICTION OF RECORD, RIGHTS OF WAY, AND EASEMENTS OF RECORD AND THOSE APPARENT UPON THE LAND, CONTRACTS AND/OR LIENS FOR IRRIGATION AND/OR DRAINAGE

The true consideration for this conveyance is \$ 74,000.00

(Here comply with the requirements of ORS 93.030\*).

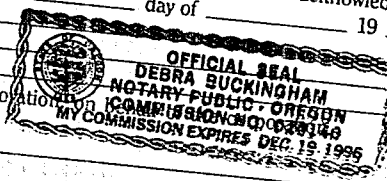
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATED this 18 day of July 19 94 If a corporate grantor, it has caused its name to be signed by resolution of its board of directors.

DEBRA G. LOHMAN

STATE OF OREGON, County of Klamath ss.  
The foregoing instrument was acknowledged before me  
this 18th day of July 19 94  
by Debra G. Lohman

CORPORATE ACKNOWLEDGEMENT  
STATE OF OREGON, County of \_\_\_\_\_ ss.  
The foregoing instrument was acknowledged before me  
this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_  
by \_\_\_\_\_ and  
by \_\_\_\_\_ of \_\_\_\_\_  
a corporation.



Notary Public for Oregon  
My commission expires: 12-19-96

After recording return to:  
Nina Jo Vandersys  
1038 Pacific Terrace  
Klamath Falls, Oregon 97601  
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address:

Nina Jo Vandersys  
1038 Pacific Terrace  
Klamath Falls, Oregon 97601

STATE OF OREGON, ss.  
County of Klamath

Filed for record at request of:

Klamath County Title Co  
on this 20th day of July A.D., 19 94  
at 3:23 o'clock P.M. and duly recorded  
in Vol. M94 of Deeds Page 22257  
Evelyn Biehn, County Clerk  
By Debra Buckingham

Fee, \$30.00

Deputy.